

July 18, 2006 CPC



STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION

06SN0249

E. Cory Dean

Midlothian Magisterial District  
South line of Midlothian Turnpike

REQUEST: Conditional Use to permit a private school and child care center in a Residential (R-7) District.

PROPOSED LAND USE:

A private school and child care facility are planned. The applicant proposes to operate these uses in conjunction with a church use; however, with approval of this request these uses would be allowed independent of church use on the property.

RECOMMENDATION

Recommend denial. This recommendation is made for the following reason:

While the proposed uses conform to the Midlothian Area Community Plan which suggests the property is appropriate for village shopping district uses, and are compatible with anticipated area development, the applicant has not adequately addressed transportation concerns relative to right-of-way dedication, access and road and sidewalk improvements, as discussed herein.

(NOTE: CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER(S) MAY PROFFER CONDITIONS.)

CONDITIONS

1. Except where the requirements of the underlying Residential (R-7) zoning are more restrictive, any new development for school or child care use shall conform

to the requirements of the Zoning Ordinance for commercial uses in the Midlothian Village Core. (P)

2. With the exception of playground areas which accommodate swings, jungle gyms or similar such facilities, outdoor play fields, courts, swimming pools and similar active recreational facilities shall be located a minimum of 100 feet from any proposed or existing single family residential lot line and a minimum of fifty (50) feet from any existing or proposed public road. Nothing herein shall prevent development of indoor facilities and/or parking within the 100 foot setback. Within the 100 foot setback and fifty (50) foot setbacks, a fifty (50) foot buffer shall be provided along the perimeter of all active recreational facilities except where adjacent to any existing or proposed public roads. These buffers shall conform to the requirements of the Zoning Ordinance for fifty (50) foot buffers. These buffers and setbacks may be modified by the Planning Commission at the time of plan review. (P)
3. Any playground area (i.e., areas accommodating swings, jungle gyms or similar such facilities) shall be located a minimum of forty (40) feet from all property lines. A forty (40) foot buffer shall be provided along the perimeter of these recreational facilities except where adjacent to any existing or proposed public roads. These buffers shall conform to the requirements of the Zoning Ordinance for fifty (50) foot buffers. These setbacks and buffers may be modified by the Planning Commission at the time of plan review. (P)

### GENERAL INFORMATION

#### Location:

South line of Midlothian Turnpike and the west line of Coalfield Road and located in the southwest quadrant of the intersection of these roads. Tax IDs 728-707-3861 and 6588.

#### Existing Zoning:

R-7

#### Size:

10.2 acres

#### Existing Land Use:

Church

Adjacent Zoning and Land Use:

North, East and West – O-2, C-2 and C-3; Commercial and office  
South – A and R-15; Single-family residential or vacant

UTILITIES

Public Water System:

There is a twenty-four (24) inch water line extending along the west side of Coalfield Road, adjacent to this site. In addition, an eight (8) inch water line extends along the south side of Midlothian Turnpike, adjacent to this site. The existing Church is connected to the public water system and use of the public water system is required by County Code for any additions to the existing building or any new buildings constructed on-site.

Public Wastewater System:

There is an eight (8) inch wastewater collector line extending across this site. The existing Church is connected to the public wastewater system and use of the public wastewater system is required by County Code for any additions to the existing building or any new buildings constructed on-site.

ENVIRONMENTAL

Drainage and Erosion:

This amendment will have no impact on these facilities.

PUBLIC FACILITIES

Fire Service:

Midlothian Fire Station, Company Number 5, and Forest View Volunteer Rescue Squad currently provide fire protection and emergency medical service.

This request will have a minimal impact Fire and EMS.

Transportation:

The subject property is approximately ten (10) acres located at the southwest corner of the Midlothian Turnpike (Route 60) and Coalfield Road intersection. The applicant is requesting a Conditional Use to permit a private school and childcare center in a Residential (R-7) district.

This request will not limit the number of students in the school or childcare center; therefore, it is difficult to anticipate traffic generation. Based on trip rates for a private school with 100 students, development could generate approximately 250 average daily trips (ADT). Traffic generated by this development will be distributed along Route 60 and Coalfield Road. Route 60 had a 2005 traffic count of 45,282 vehicles per day between Winterfield Road and Old Buckingham Road. Based on the current volume of traffic it carries during peak hours, Route 60 in this area is beyond capacity (Level of Service F). Coalfield Road had a 2005 traffic count of 5,444 vehicles per day between Route 60 and Woolridge Road. (Level of Service D)

Route 60 is identified as a major arterial on the Thoroughfare Plan with a recommended right-of-way width of ninety (90) feet. Coalfield Road is identified as a collector on the Plan with a recommended right-of-way width of seventy (70) feet. The applicant should proffer to dedicate right-of-way along both these roads in accordance with the Plan.

Development must adhere to the Development Standards Manual in the Zoning Ordinance relative to access and internal circulation. The applicant should proffer to limit access to Route 60 to the one (1) existing entrance and access to Coalfield Road to one (1) entrance located towards the southern property line.

The traffic impact of this development must be addressed; however, widening Route 60 in this area conflicts with the spirit and intent of the Midlothian Area Community Plan. The Midlothian Area Community Plan recommends enhancement of Midlothian by maintaining its "Village" characteristics and specifically states: "Potential for widening Route 60 is limited between Old Buckingham and Winterfield Roads." The applicant should proffer to construct turn lanes at the site access on Coalfield Road, based on Transportation Department standards, and dedicate any additional right-of-way required for these improvements. To accommodate pedestrian movements, the applicant should proffer to construct sidewalk along Route 60 and Coalfield Road.

Because the applicant has not proffered to dedicate right-of-way, limit access to the property, or provide road and sidewalk improvements, the Transportation Department cannot support this request.

## LAND USE

### Comprehensive Plan:

Lies within the boundaries of the MidlothianArea Community Plan which suggests the property is appropriate for village shopping district uses.

### Area Development Trends:

Properties to the north, east and west, along the Midlothian Turnpike corridor, are zoned and developed for commercial and office uses. Adjacent property to the south is zoned

Residential (R-15) and is occupied by single-family residential uses in the Carriage Hill subdivision. Similar uses are expected to continue in the area, as is suggested by the Plan.

Development Standards:

While the request property is not subject to the design standards for the Midlothian Village, which were adopted concurrent with the Midlothian Area Community Plan as part of the Zoning Ordinance, these standards should apply to any non-residential development on the property (Condition 1). The standards address setbacks, landscaping and other design features. These standards were established to provide a transition from the typical suburban automobile-oriented development into the core of the Midlothian Village. The subject property lies within the Midlothian Village Core. The Core standards, which reflect a more neo-traditional approach to design, would permit buildings to be closer to the rights of way, with parking generally located behind the front lines of buildings, creating a more pedestrian-friendly environment characteristic of the Midlothian Village Core.

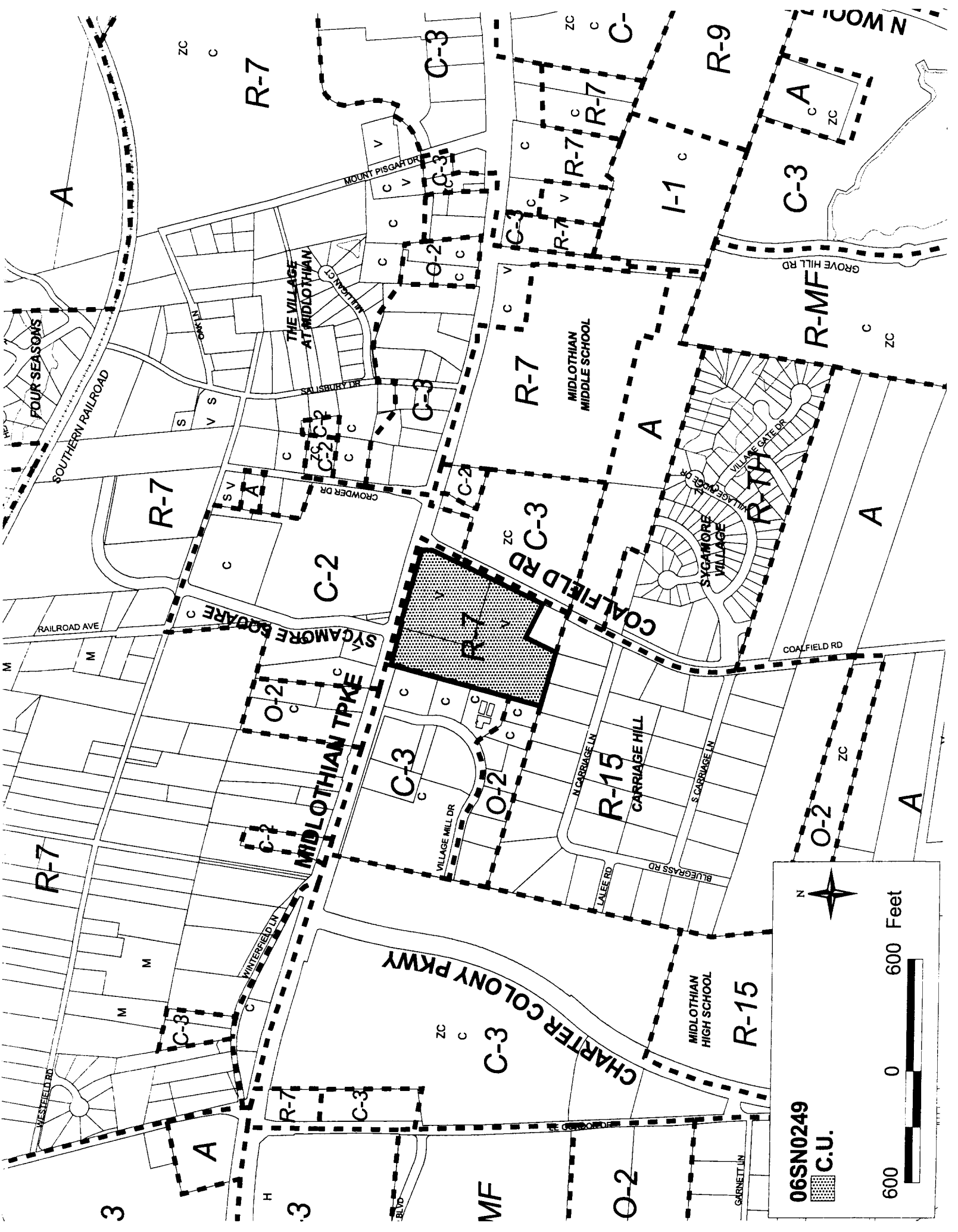
Buffers:

As noted herein, some adjacent properties are occupied by single-family residences or are shown on the Plan as appropriate for single-family residential use. Any proposed outdoor recreational facilities and playgrounds associated with the private school should be set back from these adjacent properties.

CONCLUSION

While the proposed uses conform to the Midlothian Area Community Plan which suggests the property is appropriate for village shopping district uses, and are compatible with anticipated area development, the applicant has not adequately addressed transportation concerns relative to right-of-way dedication, access and road and sidewalk improvements, as discussed herein.

Given these considerations, denial of this request is recommended.



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